168.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	853,400	/	853,400
USE VALUE:	853,400	/	853,400
ASSESSED:	853,400	/	853,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
207		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAPAN PETER & GRETCHEN
Owner 2:	TRS/LAPAN FAMILY TRUST
Owner 3:	
Street 1:	207 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAPAN PETER & GRETCHEN -
Owner 2:	-
Street 1:	207 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,001 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1993, having primarily Vinyl Exterior and 2140 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6001.000	433,400		420,000	853,400
Total Card	0.138	433,400		420,000	853,400
Total Parcel	0.138	433,400		420,000	853,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.82 | /Parcel: 398.8

Legal Description

User Acct 194243

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,400	0	6,001.	420,000	853,400	853,400	Year End Roll	12/18/2019
2019	101	FV	333,600	0	6,001.	420,000	753,600	753,600	Year End Roll	1/3/2019
2018	101	FV	333,600	0	6,001.	354,000	687,600	687,600	Year End Roll	12/20/2017
2017	101	FV	333,600	0	6,001.	324,000	657,600	657,600	Year End Roll	1/3/2017
2016	101	FV	333,600	0	6,001.	276,000	609,600	609,600	Year End	1/4/2016
2015	101	FV	330,700	0	6,001.	240,000	570,700	570,700	Year End Roll	12/11/2014
2014	101	FV	330,700	0	6,001.	222,000	552,700	552,700	Year End Roll	12/16/2013
2013	101	FV	330,700	0	6,001.	211,200	541,900	541,900		12/13/2012

!12960!

PRINT

Date	Time
12/11/20	02:58:41

LAST REV

Date	Time
10/03/19	17:03:57

mmcmakin

12960

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAPAN PETER & G	44296-248		12/15/2004	Family	100	No	No		
HONG YANG/ETAL	27068-324		2/18/1997		280,000	No	No		Y

USER DEFINED

Prior Id # 1:	194243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2010	2141	Wood Dec	4,000					REPL DECKING

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/19/1999	Measured	264	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6001		Sq. Ft.	Site		0	70.	1.00	7									420,020						420,000	

Total AC/HA: 0.13776 | Total SF/SM: 6001 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,020 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19488835
Const Adj.:	0.99989998
Adj $ / SQ:	149.346
Other Features:	130500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478844
Depreciation:	45490
Depreciated Total:	433354

COMMENTS

SUBDIVISION JULY 1992.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

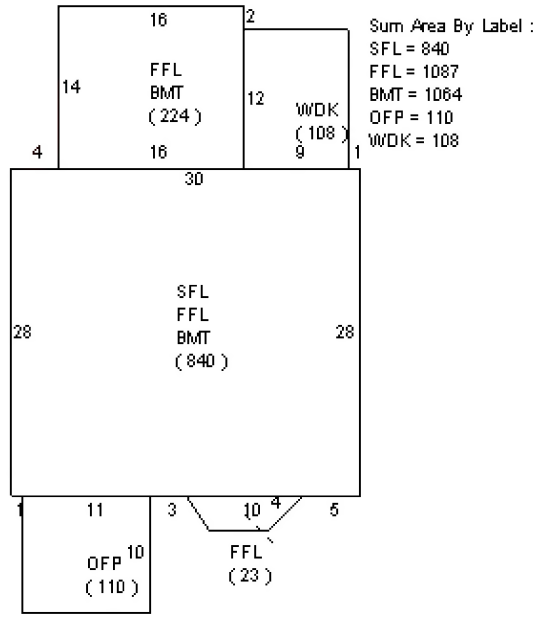
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.35
Special Features:	0	Val/Su Net:	135.06
Final Total:	433400	Val/Su SzAd	224.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,087	149.350	162,339
BMT	Basement	1,064	52.110	55,442
SFL	Second Floor	840	149.350	125,451
OFP	Open Porch	110	31.500	3,465
WDK	Deck	108	15.260	1,648

Net Sketched Area:	3,209	Total:	348,345
Size Ad	1927	Gross Are	3209	FinArea	2140
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	